

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode  
6 Tulloch Street, Millgrove Vic 3799

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$330,000

#### Median sale price

Median price \$315,000 House X Unit Suburb Millgrove

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Bedford St MILLGROVE 3799	\$302,000	12/05/2017
2	57 Mckenzie King Dr MILLGROVE 3799	\$315,000	01/06/2017
3	2 Pierre Ct MILLGROVE 3799	\$341,000	21/07/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3    1    1

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 826 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median House Price**  
June quarter 2017: \$315,000

## Comparable Properties



6 Bedford St MILLGROVE 3799 (REI/VG)

**Agent Comments**

 3    1    2

**Price:** \$302,000  
**Method:** Private Sale  
**Date:** 12/05/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 668 sqm approx



57 Mckenzie King Dr MILLGROVE 3799 (REI)

**Agent Comments**

 3    1    2

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 01/06/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 646 sqm approx



2 Pierre Ct MILLGROVE 3799 (REI)

**Agent Comments**

 3    1    3

**Price:** \$341,000  
**Method:** Private Sale  
**Date:** 21/07/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 663 sqm approx